

State of Minnesota**District Court**

County _____

Judicial District: _____

Court File Number: _____

Case Type: Housing

Plaintiff (Landlord) _____

Address _____

vs.

**Eviction Action Complaint
(Minn. Stat. § 504B.321)**

Defendant (Tenant) _____

Address _____

Tenant's Date of Birth: _____
(If known)I, _____ state upon oath/affirmation:
(name of person signing complaint)

1. Landlord leased or rented to tenant(s) on _____ by an ☐ ORAL ☐ WRITTEN agreement the premises at: _____
 Apartment # _____, and garage ☐ YES
☐ NO, in the city of _____, the state of Minnesota, zip code _____, in the county of _____. The agreement was from _____ to _____. The current rent due and payable under this agreement each month is \$ _____ due on the _____ day of the month.
2. The landlord of the premises described above is _____.
3. Landlord having present right of possession of said property, has complied with Minn. Stat. §504B.181 by:
 - ☐ a. disclosing to the tenant either in the rental agreement or otherwise in writing prior to beginning of the tenancy the name and address of:
 - i. the person authorized to manage the property AND
 - ii. a landlord or agent authorized by the landlord to accept service of process and receive and give receipt for notices and demands, AND
 - ☐ b. posting in a conspicuous place on the property a printed or typewritten notice containing the above information _____, OR

Where Posted
 - ☐ c. the above information was known by the tenant not less than 30 days before the filing of this action because: _____.
4. Landlord seeks to have the tenant evicted for the following reasons:
 - ☐ a. The tenant is still in possession of above premises and has failed to pay rent for the month(s) of _____ in the amount of \$ _____ per month payable on the _____ day of each month for a total due of \$ _____.
 - ☐ b. The tenant has failed to vacate property after tenant ☐ was given ☐ gave written notice to do so. This notice was served on ☐ Tenant ☐ Landlord on _____ and tenant ☐ Was Told ☐ Gave notice to vacate the property by _____.
 - ☐ c. The tenant has broken the terms of the rental agreement with property landlord by: (be specific) _____
 - ☐ d. The tenant has breached the covenants set forth in Minn. Stat. §504B.171 by: (be specific) _____

5. The landlord seeks judgment against the above tenant(s) for restitution of said premises plus costs and disbursements herein.

Verification and Affidavit of Non Military Status

I, (Name) _____, being sworn/affirmed, state that I am the plaintiff/agent/attorney in this action, that I have read the complaint and that it is true to the best of my knowledge; that tenant(s) is/are not now in the military service of the United States, to the best of my information and belief.

Dated: _____

Sworn/affirmed before me this

_____ day of _____.

Notary Public \ Deputy Court Administrator

Signature (Sign only in front of notary public or court administrator.) _____

Name: _____

Address: _____

City/State/Zip: _____

Telephone: (_____) _____